

ORDER RECEIVED FOR FILING

DATE October 9, 1980
BY Stella J. Gwynne

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of October, 1980, that the herein Petition for Variance(s) to permit an accessory structure, swimming pool, to be located in the side yard in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. N. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 29, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting of August 12, 1980

ITEM NO. 31 No Comment
ITEM NO. 32 See Comment
ITEM NO. 33 See Comment
ITEM NO. 34 ☒ Standard Comment
ITEM NO. 35 See Comment

Charles E. Burnham
Charles E. Burnham
Plans Review Supervisor

CEB:sj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Mount Ave., 216.35'
N of Maryland Ave., 8th District : OF BALTIMORE COUNTY
EDWARD F. ROYSTON, JR., et ux, : Case No. 81-74-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of September, 1980, a copy of the foregoing Order, mailed to Mr. and Mrs. Edward F. Royston, Jr., 14307 Mount Avenue, Phoenix, Maryland 21131, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE
8th District

ZONING: Petition for Variance for an accessory structure
LOCATION: East side of Mount Avenue, 216.35 feet North of Maryland Avenue
DATE & TIME: Thursday, October 9, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory structures

All that parcel of land in the Eighth District of Baltimore County

Being the property of Edward F. Royston, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 9, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 81-74A
Building Permit Application
No. MS 3153
8th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Edward F. Royston, Jr.
Edw. F. Royston

MS 3153
10/23/80

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 23, 1980

Mr. & Mrs. Edward F. Royston, Jr.
14307 Mount Avenue
Phoenix, Maryland 21131

RE: Petition for Variance
E/S Mount Ave., 216.35' N of
Maryland Avenue
Case No. 81-74-A

Dear Mr. & Mrs. Royston:

This is to advise you that \$52.13 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

September 10, 1980

Mr. & Mrs. Edward F. Royston, Jr.
14307 Mount Avenue
Phoenix, Maryland 21131

NOTICE OF HEARING

RE: Petition for Variance - E/S of Mount Avenue, 216.35'
N of Maryland Avenue - Case No. 81-74-A

TIME: 9:30 A.M.

DATE: Thursday, October 9, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond Date: September 10, 1980
FROM: Norman E. Gerber, Director
SUBJECT: Petition No. 81-74-A Item 34

Petition for Variance for an accessory structure
East side of Mount Avenue, 216.35 feet North of Maryland Avenue
Petitioner- Edward F. Royston, Jr., et ux

Eighth District

HEARING: Thursday, October 9, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment or this petition with the exception that the 10 of impervious surface area on the site should be calculated to ensure compliance with the regulations.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

DESCRIPTION

Beginning at a point on the east side of Mount Avenue 216.35 feet north of Maryland Avenue in the 8th election district of Baltimore County, running on a line north 03 degrees 30 minutes west 280.00 feet - south 78 degrees 30 minutes east 110.0 feet - south 01 degrees 50 minutes west 111.0 feet - north 88 degrees 51 minutes east 118.20 feet - south 02 degrees 08 minutes east 56.29 feet - south 86 degrees 27 minutes west - 62.0 feet - south 03 degrees 30 minutes east - 79.0 feet - south 86 degrees 20 minutes west - 152.0 feet - to place of beginning containing 0.85 of an acre more or less

Edward F. Royston, Jr.
Belinda E. Royston
14307 Mount Avenue
Phoenix, Md. 21131
Baltimore County, Md.
Eighth Election District

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 12, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 12, 1980

RE: Item No: 31, 32, 33, 34, 35,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 22, 1980

Mr. & Mrs. Edward F. Royston, Jr.
14307 Mount Avenue
Phoenix, Maryland 21131

RE: Petition for Variance
E/S of Mount Ave., 216.35' N of
Maryland Ave. - 8th Election District
Edward F. Royston, Jr., et ux -
Petitioners
NO. 81-74-A (Item No. 34)

Dear Mr. & Mrs. Royston:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Council

Edward F. Royston, Jr., et ux
14307 Mount Avenue
Phoenix, Md. 21131

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of August, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Edward F. Royston, Jr.

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 4 day of August, 1980.

Filing Fee \$ 25

Received: [initials]
Check
Cash
Other

William E. Hammond, Zoning Commissioner

Petitioner [initials]

Submitted by [initials]

Petitioner's Attorney

Reviewed by [initials]

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: [initials]	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>				
Previous case: [initials]	Map # _____				

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 9/21/80
Posted for: Petition for Variance
Petitioner: Edward F. Royston, Jr., et ux
Location of property: E/S Mount Ave., 216.35' N of Maryland Ave.
Location of Signs: Front of property (at 14307 Mount Ave.)
Remarks:
Posted by: [initials] Date of return: 9/25/80
Number of Signs: 1

Petition For Variance

8th District
Zoning: Petition for Variance for an accessory structure
Location: East side of Mount Avenue, 216.35 feet north of Maryland Avenue.
Date & Time: Thursday, October 9, 1980 at 8:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows: Section 400.1 - Accessory structures

All that parcel of land in the Eighth District of Baltimore County Beginning at a point on the east side of Mount Avenue 216.35 feet north

8th election district of Baltimore County, running on a line north 03 degrees 30 minutes west 280.00 feet - south 78 degrees 30 minutes east 110.0 feet - south 01 degrees 50 minutes west 111.0 feet - north 88 degrees 51 minutes east 118.20 feet - south 02 degrees 08 minutes east 56.29 feet -

south 86 degrees 27 minutes west 62.0 feet - south 03 degrees 30 minutes east - 79.0 feet - south 86 degrees 20 minutes west - 152.0 feet - to place of beginning containing 0.85 of an acre more or less

Also known as 1431 Mount Avenue.

Being the property of Edward F. Royston, Jr., et ux, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, Oct 9, 1980 at 8:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF William E. Hammond Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., Sept 18, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 18th day of September, 1980.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time of one time before the 18th day of September, 1980, the first publication appearing on the 18th day of September, 1980.

THE JEFFERSONIAN
[initials]
Manager.

Cost of Advertisement, \$ 1.00

PETITION FOR VARIANCE
8th DISTRICT
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By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE & REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 9/20/80 AMOUNT: \$12.00 FROM: Edward F. Royston, Jr. FOR: Filing Fee for Case No. 81-74-A	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE & REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 9/23/80 AMOUNT: \$32.13 FROM: Belinda E. Royston FOR: Adv. & Posting for Case No. 81-74-A	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE & REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 9/23/80 AMOUNT: \$1.662 FROM: [initials] FOR: [initials]	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE & REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE: 9/23/80 AMOUNT: \$1.662 FROM: [initials] FOR: [initials]
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